

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 12 DECEMBER 2024

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 12 DECEMBER 2024 AT 10:00

Present

Councillor RM Granville – Chairperson

A R Berrow

RJ Collins

M L Hughes

Present Virtually

S Easterbrook
W J Kendall
R Williams

S J Griffiths
J Llewellyn-Hopkins

D M Hughes
J E Pratt

M R John
R J Smith

Officers:

Dion Douglas
Craig Flower
Robert Morgan
Jonathan Parsons
Michael Pitman
Oscar Roberts
Philip Thomas
Leigh Tuck

Principal Planning Officer
Planning Support Team Leader
Senior Development Control Officer
Group Manager Development
Technical Support Officer – Democratic Services
Business Administrative Apprentice - Democratic Services
Principal Planning Officer
Senior Development Control Officer

72. Apologies for Absence

Decision Made	Apologies for absence were received from the following members:-
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	Councillor C Davies Councillor H Griffiths Councillor D Harrison Councillor M Kearn Councillor A Wathan
Date Decision Made	12 December 2024

73. Declarations of Interest

Decision Made	There were no declarations of interest
Date Decision Made	12 December 2024

74. Site Visits

Decision Made	RESOLVED: That a date of Wednesday, 22/01/25 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	12 December 2024

75. Approval of Minutes

Decision Made	RESOLVED: That the minutes of a meeting of the Development Control Committee dated 31 October 2024 be approved as a true and accurate record.
Date Decision Made	12 December 2024

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76. Public Speakers

Decision Made	The following public speakers spoke on the undermentioned planning application:- P/24/513/FUL – B Margereson, objector – written submission (read out to Members) and T Mchatton, applicant (in person).
Date Decision Made	12 December 2024

77. Amendment Sheet

Decision Made	RESOLVED: That the Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.
Date Decision Made	12 December 2024

78. Development Control Committee Guidance

Decision Made	RESOLVED: That the report of the Corporate Director – Communities outlining guidance for Members on Development Control and Planning issues, be noted.
Date Decision Made	12 December 2024

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**79. P/24/45/FUL - The Elderbush Hotel, 57 High Street, Nantyffylon, CF34
OBS**

Decision Made	RESOLVED: (1) That having regard to the report, the Applicant enters into a Section 106 Agreement to provide a financial contribution of £3,000 to facilitate the improvements required such as a new bus shelter on High Street, as directed by the Public Transport Officer of the Highway Authority. Proposal: Convert existing pub in to 12 bedroom House in Multiple Occupation (HMO) (2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting conditional consent in respect of this proposal, once the Applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in her report.
Date Decision Made	12 December 2024

80. P/24/369/FUL - 26 Ton Rhosyn, Brackla, CF31 2HU

Decision Made	RESOLVED: That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:- Proposal: Change of use from Use Class C3 (dwellinghouse) to Use Class C2 to provide care home for one child.
Date Decision Made	12 December 2024

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81. P/24/513/FUL - 88 Coity Road, Bridgend, CF31 1LT

Decision Made	RESOLVED:	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-
	Proposal:	Change of use from Use Class C3 to Use Class C4 (six-bedroom House in Multiple Occupation (HMO)).
Date Decision Made	12 December 2024	

82. Appeals

Decision Made	RESOLVED:	(1) That the Appeals received since the last Development Control Committee, as shown in the report of the Corporate Director – Communities, be noted.
		(2) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that it be ALLOWED subject to conditions (Appendix A of the report refers)
		Appeal No. 2009 – P/23/50/RLX – Subject of Appeal - Removal of Condition 3 (Finish of Dormers) of P/23/540/FUL: 22 Glynstell Road Porthcawl.
		(3) That the Inspector appointed by Welsh Ministers to determine the following appeal, has directed that it be DISMISSED (Appendix B of the report refers)
		Appeal No. 2009 - ENF/164/23/TAC – Subject of Appeal – High hedge: 10 Cypress gardens, Porthcawl.
Date Decision Made	12 December 2024	

83. Training Log

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

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Decision Made	RESOLVED:	That the report of the Corporate Director – Communities outlining forthcoming training for members, be noted.
Date Decision Made	12 December 2024	

84. Nomination and Appointment to the Rights of Way Sub-Committee

Decision Made	RESOLVED:	That the following Member of the Development Control Committee be appointed to form the membership of the Rights of Way Sub-Committee:- Chairperson Vice-Chairperson Councillor J Pratt Councillor A Berrow Councillor J Llewellyn-Hopkins Councillor R Collins
Date Decision Made	12 December 2024	

85. Urgent Items

Decision Made	None
Date Decision Made	12 December 2024

The meeting closed at 10:55.

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